

Building Missouri's Legacy

REVENUE BOND PROJECT

Table Rock State Park

MISSOURI STATE PARKS

Missouri Department of Natural Resources

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MISSOURI
DEPARTMENT OF
NATURAL RESOURCES





Four-bedroom cabin in Missouri State Parks.



Table Rock State Park CABIN PROJECT

State park cabins are the most popular lodging option offered in the state park system. Based on the success of the full-service yurt at Table Rock, we are proposing the addition of eight full-service cabins. The cabins would be constructed between the existing park entrance and maintenance area where electric, water and sewer are all available. The cabins will consist of two four-bedroom units and six two-bedroom units.

The annual revenue generated by the cabins are estimated to be more than \$395,000 (See Example B). Revenue is estimated using current cabin rates in other state park and the occupancy of similar units. The proposed cabins should have a life of nearly 80 years and cost approximately \$4 million dollars (See Example C) with a payback of 10 years.

A. WHY PURSUE THIS PROJECT?

Cabins are the most popular lodging rental in the state park system. Lakeside cabins at Table Rock State Park are expected to be very popular based on the occupancy of the park’s full-service yurt. Full-service cabins will provide a memorable overnight option for guests wanting to spend the night in the park and enjoy the many recreational opportunities available.

B. WHAT IS THE REVENUE THAT WILL BE GENERATED BY THESE IMPROVEMENTS?

Comparable two-bedroom cabins in another state park, rent for an average of \$208.60 a night. Comparable four-bedroom cabins rent for an average of \$316.45 a night. Based on these rates, and occupancy of similar units, the cabins would generate more than \$395,700 annually.

CALCULATION FOR APPROXIMATE ADDITIONAL REVENUE

2 Four-Bedroom Cabins at \$316.45 Per Night	\$113,508
6 Two-Bedroom Cabins at \$208.60 Per Night	\$282,247
TOTAL APPROXIMATE REVENUE GENERATED	\$395,755

C. WHAT IS THE COST OF THESE IMPROVEMENTS?

Missouri State Parks uses recently bid projects and designers’ estimates to calculate project costs.

ESTIMATED COSTS TO BUILD ADDITIONAL CABINS

Construct 2 Four-Bedroom Cabins	\$840,000
Construct 6 Two-Bedroom Cabins	\$1,521,000
Infrastructure and Site Work	\$307,583
Sewer and Fire Suppression	\$497,250
Design and Bidding	\$359,156
15% Contingency	\$427,388
TOTAL PROJECT COST	\$3,952,377



Two-bedroom cabin in Missouri State Parks



Cabin interior in Missouri State Parks



Cabin interior in Missouri State Parks